

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 13, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SNC-23574 - APPLICANT: CLIFFS EDGE, LLC - OWNER:
PARDEE HOMES NEVADA, ET AL**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Public Works

1. The applicant shall be responsible for all costs related to this Street Name Change, including signage and installation.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Street Name Change from Larry McBryde Street to Brighton Village Street, between Dorrell Lane and Grinnell Avenue.

The proposed street name change is consistent with Street Naming Regulations and has been approved by the Fire and Rescue Department. There has been no opposition to this request from other city departments. Approval is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
07/16/03	The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval.
02/18/04	The City Council approved a Development Agreement between the City of Las Vegas and Cliff's Edge, LLC, for the Cliff's Edge Master Planned Community. The Planning Commission and staff recommended approval.
06/24/04	The Planning Commission approved a Tentative Map (TMP-4466) for a 295-lot single family residential subdivision on 53.13 acres adjacent to the northeast corner of Dorrell Lane and Shaumber Road. Staff recommended approval.
08/19/04	The Final Map (FMP-4358) of a 35-lot mixed-use subdivision (Cliffs Edge Parent) recorded.
05/18/05	The City Council approved a Petition to Vacate portions of Grinnell Avenue, Alpine Ridge Way, Deer Springs Way, Michelli Crest Way and Bath Drive; and U.S. Government Patent Easements generally located west of Egan Crest Drive, north of Bath Drive in conjunction with a Site Development Plan Review (SDR-6201) for a 211-lot single-family residential development on 57.40 acres adjacent to the southwest corner of Egan Crest Way and Dorrell Lane. The Planning Commission and staff recommended approval.
06/19/06	The Final Map (FMP-9050) for a 97-lot single family residential subdivision (Brighton and Kensington at Providence/Cliffs Edge Unit 1) recorded.
10/20/06	The Final Map (FMP-12501) for a 120-lot single family residential subdivision (Providence-Pods 123A and 123B Phase 3) recorded.

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<i>Related Building Permits/Business Licenses</i>	
Month/date/year	Description
01/12/06	A building permit (#57403) for grading was issued at 10594 West Dorrell Lane for the Brighton and Kensington at Providence Cliffs Edge single family residential development.
03/02/06	A building permit (#60186) for rough grading was issued at 10403 West Dorrell Lane for the Providence—Pods 123A and 123B single family residential development.
04/18/06	A building permit (#62599) for perimeter, return, and property line walls, including those along Larry McBryde Street, was issued at 10403 West Dorrell Lane. A final inspection has not been completed as of 08/22/07. The last inspection was conducted 07/24/07.
07/31/06	A building permit (#69939) for rough grading was issued at 10403 West Dorrell Lane for additional rough grading for the Providence—Pods 123A and 123B single family residential development.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	
<i>Field Check</i>	
08/07/07	Larry McBryde Street is paved (full-width improvements) for one block south of Dorrell Lane to connect with Grinnell Avenue. A perimeter retaining wall faces the street on the east side and there are no addresses on either side of the street. Landscaping has not yet been installed adjacent to the perimeter wall. The west side of the street has no development, but there are piles of gravel there. Brighton Village Street is also fully developed and is the entrance to Brighton at Providence development. It contains a landscaped median, decorative street lighting, and an entryway with flags.

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
PD Planned Development District (Cliff's Edge, aka "Providence")	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD Planned Development District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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ANALYSIS

This section of Larry McBryde Street is located within the Providence Master Plan Community, and was dedicated as part of the Cliffs Edge Parent Map prior to development of the area. A single-family residential development is adjacent to the east, but has no access to Larry McBryde Street. Property to the west is undeveloped.

Currently, the street is named Larry McBryde Street south of Dorrell Lane and Brighton Village Street north of Dorrell Lane. The request is being made by the Master Developer on behalf of residents within Clark County jurisdiction whose only access to their lots is by way of this section of Larry McBryde Street. Those traveling east and west on Dorrell Lane seeking to turn south to this neighborhood may be confused by different names for the same street alignment. The proposed street name change would create a single name for the roadway beginning from Grinnell Avenue north to Lomaland Avenue.

The area north of Dorrell Lane along Brighton Village Street is part of a distinct neighborhood that contains 39-foot wide private streets. The street is not gated at this time. The Larry McBryde Street alignment continues north of the subject area between Severence Lane and Farm Road and also north of Kyle Canyon Road, but does not contain development on either side.

FINDINGS

As there are no objections from affected property owners and city departments, and no addresses are located along the length of the subject street section, approval is recommended. The applicant shall be responsible for all costs related to this Street Name Change, including signage and installation.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT

13

SENATE DISTRICT

9

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NOTICES MAILED 2

APPROVALS 0

PROTESTS 0